

MONROE CITY COUNCIL

Agenda Item Cover Sheet

TITLE:	<i>2012 Building Code Introduction</i>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
4/23/13	Public Works		Brad Feilberg	New Business #1

<i>COUNCIL GOAL:</i>	<i>N/A</i>
<i>OBJECTIVE:</i>	<i>N/A</i>

Discussion:

Public Hearing – Plan. Com.:

Public Hearing – Council:

First Reading:

Attachments: 1. N/A

DESCRIPTION/BACKGROUND

What are common referred to as the “Building Code” are a series of documents updated every three years by the International Code Council and the International Association of Plumbing and Mechanical Officials. The most recent additions were published in 2012. Following publication, the State Building Code Council reviewed and amended these documents and then adopted the new “Building Code “ for all jurisdictions within Washington State effective July 1, 2013.

The State of Washington (in Title 51 WAC) adopted the 2012 editions of the:

International Energy Conservation Code

International Building Code and Appendix E(ADA Access)

International Existing Building Code

International Residential Code and Appendices F (Radon Control Methods, G (Swimming Pools, Spas, and Hot Tubs), and R (Dwelling Unit Sprinkler Systems) except Chapters 11 and 25 - 43

International Mechanical Code

International Fuel Gas Code

International Fire Code

Uniform Plumbing Code

The City of Monroe, in the past, has also adopted the:

International Building Code Appendix H (Signs)

International Building Code Appendix J (Grading)

International Fire Code Appendix B (Fire-Flow Requirements for Buildings)

International Fire Code Appendix C (Fire Hydrant Locations and Distribution)

International Fire Code Appendix D (Fire Apparatus Access Roads)

International Property Maintenance Code

The City of Monroe has traditionally adopted further amendments in response to the specific needs of the City. These include fire sprinkler requirements for buildings over 5,000 square feet, permit expiration and extension regulations, and plan review fee requirements.

The City Council is allowed to amend the “Building Code” so long as the minimum performance standards are met. However, amendments that affect single-family or multifamily residential buildings must be approved by the State Building Code Council.

Things to consider:

- Not adopting the 2012 International Property Maintenance Code
- Adopting Appendix S of the International Residential Code to require fire sprinkler systems in all new 1- and 2-family houses.

Schedule

April 23, 2013 – Introduction to Council

May 28, 2013 – Council Review of City Amendments

June 11, 2013 – 1st Reading of Ordinance

June 18, 2013 – Adoption of “Building Code”

IMPACT – BUDGET

IMPACT – SERVICE DELIVERY

TIME CONSTRAINTS

The 2012 “Building Codes” as adopted by the State of Washington become effective on July 1, 2013.

RECOMMENDED ACTION

Council discussion of “Building Code” amendment process.

ALTERNATIVES TO STAFF RECOMMENDATION